

058.C

0001

0521.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

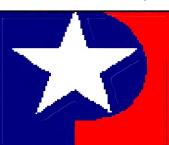
512,400 / 512,400

USE VALUE:

512,400 / 512,400

ASSESSED:

512,400 / 512,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 521

Owner 1:	ONE WATERMILL PLACE LLC
Owner 2:	
Owner 3:	

Street 1: 70 STONE ROAD

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 02453 Type:

PREVIOUS OWNER

Owner 1: KOUMJIAN KAREN -

Owner 2: -

Street 1: 70 STONE ROAD

Twn/City: WALTHAM

St/Prov: MA Cntry:

Postal: 02453

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 996 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	512,400			512,400		
							153951
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

Condominium

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512,400 / 512,400

USE VALUE:

512,400 / 512,400

ASSESSED:

512,400 / 512,400

!5171!	Parcel ID	058.C-0001-0521.0
PRINT	Date	Time
12/10/20	20:05:47	
LAST REV	Date	Time
10/05/17	17:57:47	danam
PAT ACCT.	Notes	
5171		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	498,300	0	.	.	498,300	498,300	Year End Roll	12/18/2019
2019	102	FV	466,000	0	.	.	466,000	466,000	Year End Roll	1/3/2019
2018	102	FV	387,900	0	.	.	387,900	387,900	Year End Roll	12/20/2017
2017	102	FV	361,900	0	.	.	361,900	361,900	Year End Roll	1/3/2017
2016	102	FV	361,900	0	.	.	361,900	361,900	Year End	1/4/2016
2015	102	FV	328,500	0	.	.	328,500	328,500	Year End Roll	12/11/2014
2014	102	FV	305,900	0	.	.	305,900	305,900	Year End Roll	12/16/2013
2013	102	FV	305,900	0	.	.	305,900	305,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOUMJIAN KAREN,	69328-259		5/24/2017	Convenience	10	No	No		
	20294-344		12/1/1989		151,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			Building Number 1.															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath:	Rating:																		
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																		
Sec Wall: 6	- Stucco 10%			OthrFix:	Rating:																		
Roof Struct: 4	- Flat			OTHER FEATURES																			
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average																		
Color: BRICK				A Kits:	Rating:																		
View / Desir: N	- NONE			Frl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C	- Average			CONDOS INFORMATION																			
Year Blt: 1988	Eff Yr Blt:			Location: F	- Front																		
Alt LUC:	Alt %:			Total Units:																			
Jurisdict:	Fact: .			Floor: 5	- 5th Floor																		
Const Mod:				% Own:	0.904900014																		
Lump Sum Adj:				Name:	25 - 6040																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD	- Good			14. %					No Unit	RMS	BRS	FL							
Prim Int Wall: 1	- Drywall			Functional:				%					1	4	2	0							
Sec Int Wall:				Economic:				%															
Partition: T	- Typical			Special:				%															
Prim Floors: 4	- Carpet			Override:				%															
Sec Floors:				Total:	14.9 %																		
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ:	320.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar: 1				Size Adj.: 1.10240960									GLA	Gross Liv Ar	996	344.500	343,127						
Electric: 3	- Typical			Const Adj.: 0.97656715																			
Insulation: 2	- Typical			Adj \$ / SQ: 344.505																			
Int vs Ext: S				Other Features: 45349																			
Heat Fuel: 3	- Electric			Grade Factor: 1.00																			
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO				Adj Total: 602137																			
% Com Wall				Depreciation: 89718																			
				Depreciated Total: 512418																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.C-0001-0521.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:											